

Trinity

Amend Article VII as follows:

Rename Section 7-5 as RM-S Mixed Residential-Suburban and replace throughout

Section 7-6: RM-U Mixed Residential-Urban

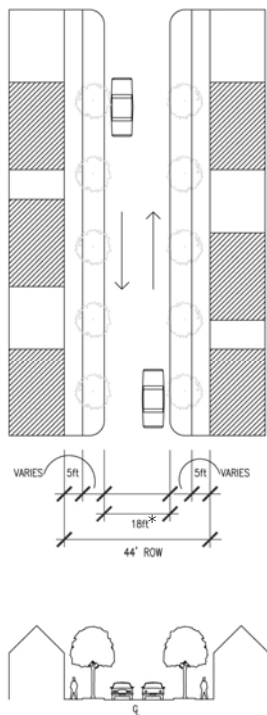
This medium to high density predominately residential district is established to accommodate compact walkable neighborhoods in close proximity to mixed-use activity centers. Public water and sewer are necessary prerequisites for development this type of development. Limited commercial activities are also permitted subject to a Special Use Permit or if located in the Old Town Overlay District.

- 1. Street Design Standards:** The following typical street sections should be used for most residential streets.

On-Street Parking	Bicycle Lane	Curb	Planting Strip	Street Trees	Sidewalk
Informal	No, unless specified in adopted plan.	1.5 ft standard curb	6 feet minimum	Formal canopy tree plantings in planting strip every 40 feet	5 foot minimum - both sides

MINOR STREET
44 ft ROW

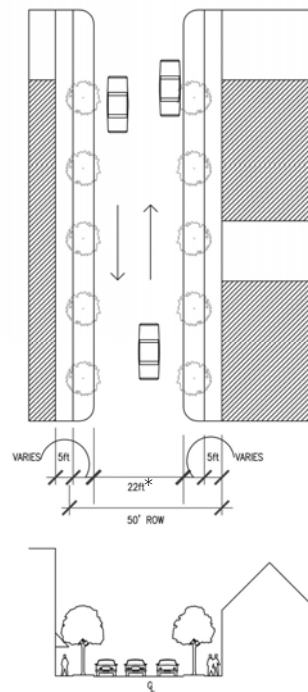
The minor street is a small-scale, low-speed street. It serves low-density residential buildings which accommodate all parking on-site. A minor street is usually suburban in character with rolled curbs, open or closed drainage, narrow sidewalks, continuous plantings, and buildings with deep setbacks, although this section may also be appropriate for short urban blocks where on-street parking is not expected.



Posted Speed	25 mph
Min. Centerline Radius	100 ft
Pavement Width	18 ft*
ROW Width	44 ft
Curb Radius	15 ft (face of curb)
Drainage	Curb & Gutter or Open Swale
On Street Parking	Permitted (One side only)**
Street Trees	Yes
Sidewalks	Yes (5 ft min)

LOCAL STREET
50 ft ROW

The local street serves as a small-scale, low-speed street. Local streets provide frontage for medium-to-low-density residential buildings such as detached homes and duplexes. A local street is urban in character, with raised or rolled curbs, open or closed drainage, sidewalks, occasional parallel parking, and trees in continuous planting strips.

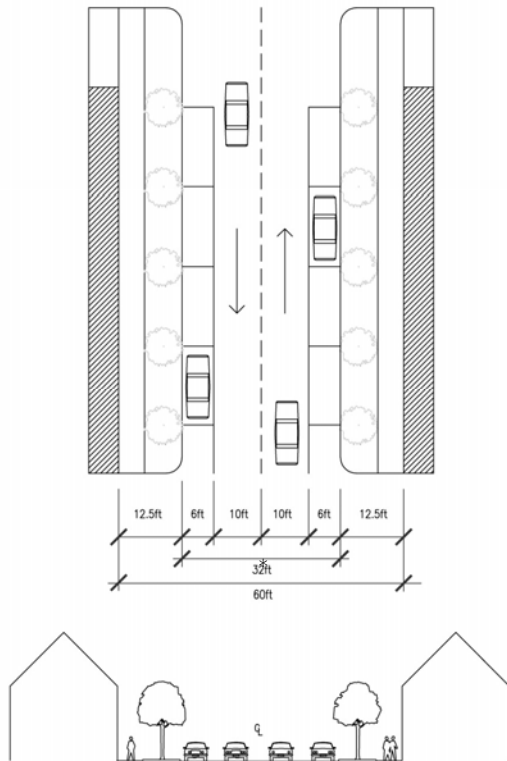


Posted Speed	25 or 35 mph
Min. Centerline Radius	100 ft
Pavement Width	22 ft*
ROW Width	50 ft
Curb Radius	15 ft (face of curb)
Drainage	Curb & Gutter (1.5 ft)
On Street Parking	Permitted (Expected but not marked)
Street Trees	Yes
Sidewalks	Yes (5 ft min)

*Street widths shown are pavement widths only and do not include curb and gutter dimensions.

RESIDENTIAL MAIN STREET
60 ft ROW

A residential main street serves as a small-scale, low-speed street. Residential main streets provide frontage for high-density residential buildings such as apartment buildings and rowhouses. A residential main street is urban in character, with raised curbs, closed drainage, sidewalks, parallel parking, trees in continuous planting strips, and buildings aligned on short setbacks.



Posted Speed	25 mph
Min. Centerline Radius	100 ft
Pavement Width	32 ft*
ROW Width	60 ft
Curb Radius	15 ft (face of curb)
Drainage	Curb & Gutter (1.5 ft)
On Street Parking	Yes (marked)
Street Trees	Yes
Sidewalks	Yes (5 ft min)

*Street widths shown are pavement widths only and do not include curb and gutter dimensions.

2. Residential Building Design Standards

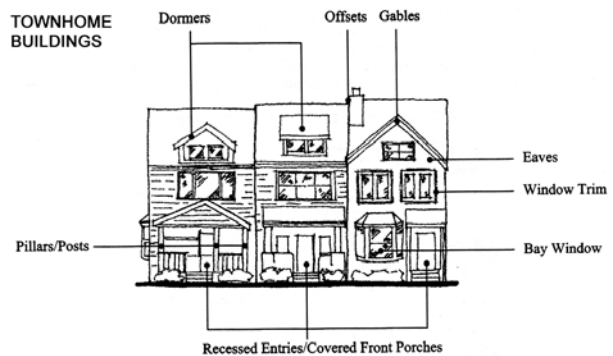
A. Garage Doors:

1. **Lots less than 60 feet wide and multi-family:** Garage doors are not permitted on the front elevation. Garages may be turned 90 degrees (side loaded) or detached and placed in the rear yard.
2. **Lots 60-80 feet wide:** Garages with front loading bays shall be recessed a minimum of 4 feet from the front facade of the house and visually designed to form a secondary building volume. All garages with more than two bays shall be turned such that the bays are not visible from the street. At no time shall the width of an attached garage exceed 40% of the total building facade.
3. **Lots greater than 80 feet wide:** Garages with front loading bays shall be recessed from the front facade of the house and visually designed to form a secondary building volume.

2. **Building Elevations:** All building elevations visible from the street shall provide doors, porches, balconies, and/or windows. This standard applies to each full and partial building story.
3. **Raised Building Entrances:** Residential building entrances within 20 ft of the sidewalk should be raised above the sidewalk a minimum of 1 ½ feet to reinforce a privacy zone for its occupants and distinguish them from the commercial entrances.

4. **Detailed Design Features:** All residential buildings shall provide detailed design along all elevations with street frontage. Detailed design shall be provided by using at least five (5) of the following architectural features on all elevations as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):

- Dormers
- Gables
- Recessed entries
- Covered porch entries
- Cupolas or towers
- Pillars or posts
- Eaves (minimum 6 inch projection)
- Off-sets in building face or roof (minimum 16 inches)
- Window trim (minimum 4 inches wide)
- Bay windows
- Balconies
- Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)
- Decorative cornices and roof lines (for flat roofs)



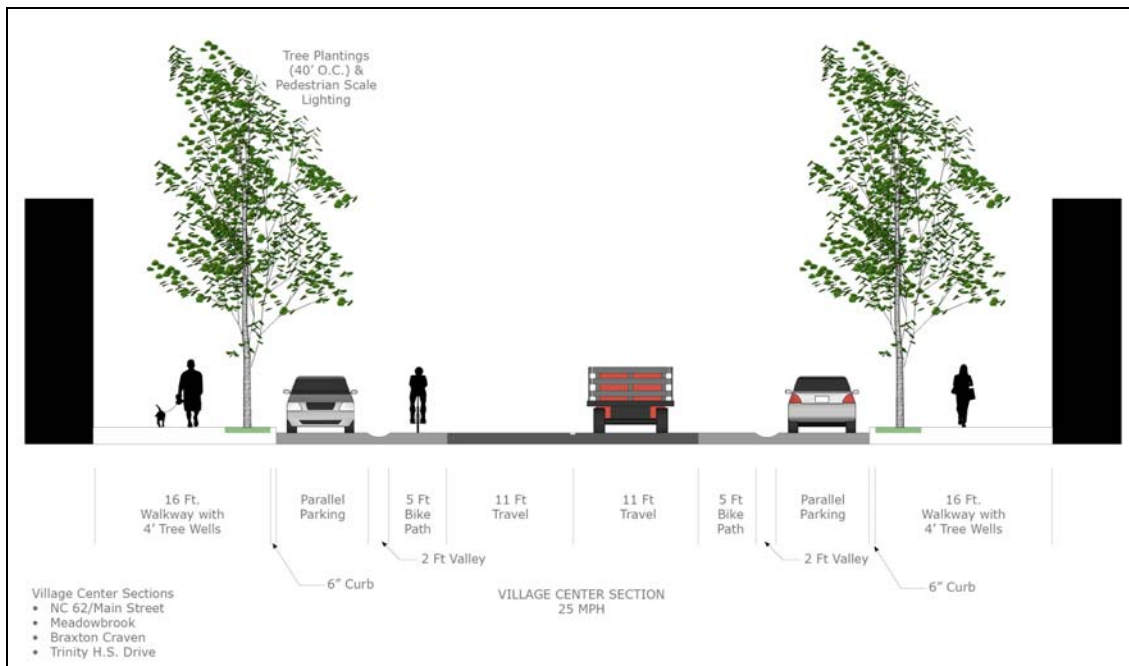
5. **Roof Pitch:** All residential buildings shall provide detailed design along all elevations with street frontage. Detailed design shall be provided by using at least five (5) of the following

Section 7-9: VC Old Town Village Center District

The Old Town Village Center District accommodates a medium to high density mixed-use activity center in the area referred to as “Old Town” along Main Street (NC 62) that is generally within a five minute walk (1/4 mile) of the intersection of Meadowbrook Drive and Main Street (NC 62). Various residential, commercial, and civic activities are permitted.

- Streetscape Improvement Requirements:** The following improvements shall be made to the street frontage for each applicable development:

Segment	Bicycle Lane	On-Street Parking	Curb	Street Trees	Sidewalk
Main Street (NC 62)	Yes. 5 foot striped	Yes. Parallel or Diagonal	Standard Vertical Curb	Formal Canopy Tree Plantings every 40 ft on average in irrigated planting wells	12 foot minimum – 16 feet with outdoor seating



- Site Design Standards:** The predominate site disposition for buildings in the Village Center area is the placement of a building adjacent to the right-of-way/public sidewalk. This creates a “Main Street” aesthetic with wide walkable sidewalks, interesting storefronts, and pedestrian furniture.

A. Parking Areas

1. **Minimum Requirements:** The requirements of Article XIII shall apply expect that the minimum parking requirement for any non-residential use shall be 1 space per 500 square feet.
2. **Parking Placement:** All off-street parking shall be to the side or rear of the principal structure. Parking areas in the side yard shall be located a minimum of 10 ft between the frontage line of the building.
3. **Parking Connectivity:** Adjacent non-residential lots shall be interconnected except in the case of existing steep topography between the sites.
4. **Parking Area Screening:** All parking areas visible from the right-of-way should be screened from view. Parking areas located in the side yard shall have the portion of the lot that fronts the street screened up to a height of 4 feet using shrubs, brick walls (using brick that matches the adjacent building), wrought iron fencing, or any combination thereof. If landscaping is used, the minimum planting area width should not be less than 4 feet.
5. **Parking Area Landscaping:**
 1. **Maximum Distance from a Parking Space to a Shade Tree Trunk:** 60 feet
 2. **Required Plantings:** 1 Shade Tree per 10 spaces
 3. **Planting Area Requirements:** Required trees shall be located within or adjacent to parking lots as tree islands, medians, at the end of parking bays, traffic delineators, or between rows or parking spaces. The minimum planting area for Parking Lot Shade Trees shall be 200 square feet with a minimum inside dimension of nine (9) feet and a minimum prepared depth of 18 inches.

B. Driveways:

1. **Driveway Width at Right-of-Way:** No driveway in the front yard along Main Street (NC 62) shall exceed twelve feet in width at the public right-of-way.
2. **Entrance and Exits to Public Streets:** The maximum number of access points shall be as follows:

Road Frontage (ft)	Access Points
0-399	1
400-999	2
1,000 or more	3

3. **Distance from Side Street:** Except where access would be denied, driveways shall be located at least 200 feet from the center line of any street intersecting the applicable roads in the district and shall be located at least thirty feet from a side property line, except where a mutual joint access agreement exists which provides for a shared driveway for adjoining owners.
4. **Distance from Adjacent Driveways:** Driveways shall be no less than 120 feet apart, measured along the right-of-way from center of driveway to center of driveway.
5. **Compliance with NC DOT Standards:** In no way do the standards of this ordinance supersede the standards of the North Carolina Department of Transportation. When conflicts occur the more stringent standards will apply.

3. **Building Design Standards:** The following standards shall be applicable for all nonresidential or multi-family structures.

A. Ground Level Detailing: The first floors of all buildings shall be designed to encourage and complement pedestrian-style interest and activity by incorporating the following elements:

- 1. Canopies/Awnings:** A building canopy, awning, or similar weather protection, if provided, should project a minimum of 3 feet from the façade. Awnings shall be made of canvas, treated canvas, or similar material. Metal or vinyl (plastic) awnings are prohibited.
- 2. Blank Walls:** Expanses of blank walls may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)
- 3. Ground-Level Glazing:** Window glazing shall be the predominant material in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices shall not be visible from the public right-of-way. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical in proportion.

- 4. Transparency Zone:** Glazing that is transparent under all lighting conditions shall extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. For new buildings on



corner lots adjacent to single family residential zoning, the glazing area may be reduced. Glazing shall extend from the corner of the front facade for a depth equal to:

- a. Mixed-Use/Commercial Façade Transparency:** At least sixty (60) percent of the length of building along the side street building facade.
 - b. Residential Only Façade Transparency:** At least forty (40) percent of the length of building along the side street building facade.
- 5. Building Entrance:** A functioning entrance, operable during normal business hours for ingress and egress, is required facing the primary street. For buildings located on street corners, a corner entrance is permissible.
 - 6. Raised Residential Entries:** To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the finished grade (at the building line) a minimum of 2 feet.
 - 7. Garage doors:** Garages with front loading bays may not face the frontage.

B. Building Materials: The predominate building material shall be either standard brick or concrete composite siding (or materials similar in appearance and durability). Stucco, synthetic stucco, and vinyl siding may be used as secondary materials however they may not cover more than 20% of the surface area of any one elevation visible from a public street. Regular or decorative concrete block may be used on building walls not visible from a public street or as an accent material only. Vinyl siding is permitted on the upper story of residential structures or on facades not facing public streets. Building elevations not visible from a public street are exempt from this requirement. When two or more materials are used on a façade, the heavier material (i.e. brick) should be placed below the lighter material (i.e. siding or stucco) to give the sense of support and grounding.

- C. Facade orientation:** All buildings shall be aligned parallel towards primary streets. For new buildings on corner properties, both street elevations are considered to be front facades and must be designed to address the street at least by incorporating windows and, if desired, doors.
- D. Massing and scale:** Large expanses of flat, unadorned walls are prohibited. Facades shall incorporate architectural details, particularly at the pedestrian level. Building facades shall incorporate periodic transitions across the facade as stated below. The following design element standards shall apply to all new construction where applicable:
1. Building facades shall be divided into distinct massing elements utilizing methods including but not limited to facade offsets, pilasters, change in materials, or fenestration (window arrangement). Transitions shall be no further apart than two-thirds (2/3) of the height of the facade. The predominant orientation of fenestration within the facade shall be vertical.
 2. Facades fronting rights-of-way shall be detailed to create a pedestrian scale. Methods to create pedestrian scale include, but are not limited to: transition of facade materials, definition of entryways with architectural elements such as transoms, moldings, offsets, or recesses.
 3. Roofs shall be flat (low slope) with parapet walls, of barrel construction, or have a minimum pitch of four to twelve (4:12).
 4. Roofline offsets shall be provided to relieve the effect of a single, long roof.
- E. Screening of Building Utilities:**
1. HVAC equipment, air conditioning window units, and other electrical equipment shall not be located on facades with street frontage. All such equipment shall be placed in the interior yards or on the roof of the building and screened from the right-of-way.
 2. Through-wall mechanical units are permitted on any facade if they are incorporated into the design of the building, flush with the facade on which they are located, concealed by a vent cover and have an internal drip system for condensation.
 3. Utility meters, transformers and fixed trash disposal receptacles which cannot be located out of sight shall be screened by fencing and/or landscaping.
 4. All rooftop equipment shall be screened from view.
 5. Chain link fences are prohibited in any capacity.

Section 7-12 (D): OT-O Old Town Overlay District

7-12 (D)(1) PURPOSE

The Old Town Overlay District is established to encourage the development and redevelopment of properties along Main Street (NC 62) in the Old Town area as mixed-use structures while ensuring that the overall aesthetic of the structures remains predominately residential and is compatible to the historic vernacular of the area.

7-12 (D)(2) APPLICABILITY

- A.** The Old Town Overlay District shall apply to all properties and portions of properties within 400 feet of the centerline of Main Street (NC 62) from Sealy Drive to Turnpike Drive with the exception of those parcels in the Old Town Village Center District.

- B. Residential Development:** New single family and twin homes shall be exempt from the provisions of this overlay district except that such development must be in compliance with Section 5 (A) Building Setbacks for the underlying district except as noted in (3) below.
- C. Building Maintenance:** Maintenance, repair, or remodeling of existing buildings shall be exempt as long as no new floor space or parking space is added.
- D. Expansions**
 - 1. Minor Expansions - Twenty-five percent (25%) or less: Building additions, parking lot expansions or other redevelopment that creates additional building floor area or parking spaces not exceeding twenty-five percent (25%) of the floor area or parking spaces existing on the site on the effective date of this Ordinance shall be exempt from the provisions of this section, except no expansion allowed under this subsection may occur within a required setback area. There shall be only one such exemption.
 - 2. Major Expansions - More than twenty-five percent (25%): Building additions, parking lot expansions or other redevelopment that creates additional building floor area or parking spaces exceeding twenty-five percent (25%) of the floor area or parking spaces existing on the site on the effective date of this Ordinance shall comply with the provisions of the Old Town Overlay District except that:
 - (a) Residences: Exterior building materials in conformity with those of the existing primary structure may be utilized in the expansion of residences or former residences for other uses.
 - (b) Stucco Buildings: Stucco or synthetic stucco exteriors may be utilized in the expansion of buildings constructed with those same exterior building materials.
- E. Change in Use:** Existing buildings that convert from residential to commercial uses shall be subject to all of the provisions of this Section.
- F. Appeal:** The City’s Zoning Administrator shall be authorized to waive compliance with certain provisions of Section 3 or to require alternative development standards should s/he find that strict compliance is not possible, provided that such findings and resolutions demonstrate adherence to the intent of the Ordinance. Appeal of the Zoning Administrator’s decision shall be made to the (City Council) Board of Adjustment.

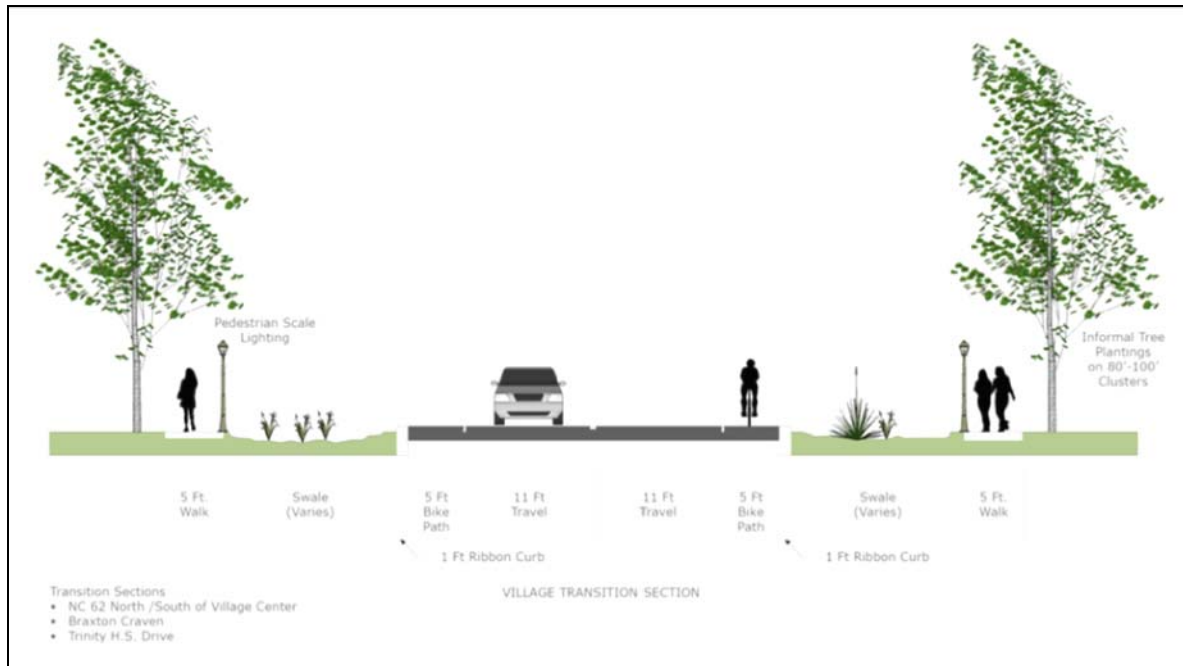
7-12 (D)(3) STANDARDS FOR DEVELOPMENT

All development within the Old Town Overlay District shall be subject to the site development and use standards of the underlying zoning district, in addition to the following:

- A. Streetscape Improvement Requirements:** The following improvements shall be made to the street frontage for each applicable development:

Segment	On-Street Parking	Bicycle Lane	Curb	Planting Strip	Street Trees	Sidewalk
From	N/A	Yes, 5 feet	1 ft Ribbon	Swale or	Informal	5 foot walk

Turnpike Drive to Village Center		each side	Curb each side	Bioswale – Width varies	Canopy Tree Plantings every 90 ft on average outside of the right-of-way	
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B. Utilities

- 1. Shielding Onsite Utilities:** All utilities and related facilities, garbage cans/dumpsters, heating, ventilation and air conditioning (HVAC) units, including on-ground and roof top mechanical systems shall be shielded from view.
- 2. Underground Utility Lines:** Utility lines shall be buried.
- 3. Enclosed Facilities:** All manufacturing, storage, wholesale, retail sales or similar uses, other than display areas for motor vehicles sales and plant nurseries, shall be conducted within an enclosed building except as otherwise provided.
- 4. Screened Outside Storage:** Outside storage shall be permitted only if screened.
- 5. Loading and Garage Bays:** All areas and entrances to motor vehicle repair bays shall be screened. Trees or other vegetation may be used as a buffer for screening purposes.

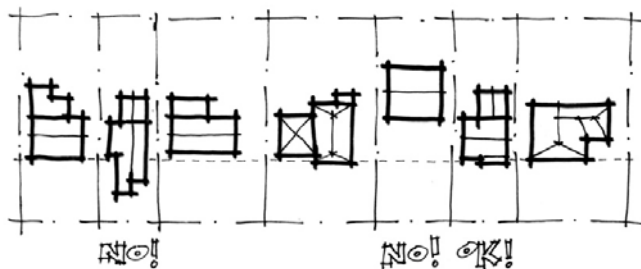
6. **Watershed/stormwater detention/retention ponds:** Watershed detention ponds shall be well landscaped to match the character of the property.

7. **Fencing:**

- a. No Chain link fence shall be erected or constructed in any front yard.
- b. Chain link fences located in the side yard shall be screened by a row of evergreen trees selected from the list of Recommended Species. Trees shall have a minimum height of three feet (3') when planted and spaced four feet (4') apart.
- c. Any decorative fencing or wall in the front yard shall not exceed four feet (4') and shall not obstruct a public street, intersection, sidewalk or right of way.
- d. Temporary fences or gates for temporary use shall be exempt from the provisions of this ordinance.
- e. Fencing shall not be used so as to cause site obstruction.

C. **Site Design Standards:** The predominate site disposition for buildings in the Old Town area is the placement of a building on a lot with four discrete yards (front, two sides, rear). It is set back from the street to provide privacy from the moving cars and has informal landscaping in the front yard.

C. **Infill Building Placement:** Unless otherwise specified in The Old Town Plan, buildings on infill lots should generally be setback a distance equal to an average of buildings on either side of the proposed development on the same side of the street. Adjacent buildings shall relate in similarity of scale, height, architectural style, and configuration. Transitions to dissimilar building types (i.e. Detached House to Commercial Buildings) should generally occur at the rear lane/alley, rear property line, or in the next block.



Infill lots should be development in a manner consistent with its neighbors

D. **Parking Areas**

- 1. **Parking Placement:** Except for single family uses, all parking shall be to the side or to the rear of the principal structure. Up to two parking spaces may be provided in the front yard adjacent to the structure if the building is set back from the street more than 100 feet or for purposes of providing ADA accessible parking spaces. No parking in the front yard is permitted except in these designated spaces. (Single family uses are exempt from this requirement)

2. **Parking Connectivity:** Adjacent non-residential lots shall be interconnected except in the case of existing steep topography between the sites.
3. **Parking Area Screening:** All parking areas visible from the right-of-way should be screened from view. Parking areas located in the side yard shall have the portion of the lot that fronts the street screened up to a height of 4 feet using shrubs, brick walls (using brick that matches the adjacent building), wrought iron fencing, or any combination thereof. If landscaping is used, the minimum planting area width should not be less than 4 feet.
4. **Parking Area Landscaping:**
 4. **Maximum Distance from a Parking Space to a Shade Tree Trunk:** 60 feet
 5. **Required Plantings:** 1 Shade Tree per 10 spaces
 6. **Planting Area Requirements:** Required trees shall be located within or adjacent to parking lots as tree islands, medians, at the end of parking bays, traffic delineators, or between rows or parking spaces. The minimum planting area for Parking Lot Shade Trees shall be 200 square feet with a minimum inside dimension of nine (9) feet and a minimum prepared depth of 18 inches.

E. Driveways:

1. **Driveway Width at Right-of-Way:** No driveway in the front yard along Main Street (NC 62) shall exceed twelve feet in width at the public right-of-way.
2. **Entrance and Exits to Public Streets:** The maximum number of access points shall be as follows:

Road Frontage (ft)	Access Points
0-299	1
300-999	2
1,000 or more	3

3. **Distance from Side Street:** Except where access would be denied, driveways shall be located at least 200 feet from the center line of any street intersecting the applicable roads in the district and shall be located at least thirty feet from a side property line, except where a mutual joint access agreement exists which provides for a shared driveway for adjoining owners.
 4. **Distance from Adjacent Driveways:** Driveways shall be no less than 120 feet apart, measured along the right-of-way from center of driveway to center of driveway.
 5. **Compliance with NC DOT Standards:** In no way do the standards of this ordinance supersede the standards of the North Carolina Department of Transportation. When conflicts occur the more stringent standards will apply.
- F. Front Yards:** Front yards shall not exceed 30% built upon area with paved surfaces such as driveways, walkways, and parking areas. The balance of the front yard shall be landscaped

with grass, ground plantings, and/or trees for all areas not covered by driveways or required parking areas.

- G. Preservation of Existing Landscaping:** Preservation of existing trees is encouraged when such trees may enhance overall development of the property. No canopy tree on the site greater than 18" in caliper may be removed without approval from the Zoning Administrator. The Zoning Administrator shall determine that there exists no practical alternative to the site design (e.g., Can a driveway meander around a tree?).

- H. Lighting:** A lighting plan shall be provided that shows the type, height and density of all outdoor lighting.
 - 1. Fixtures:** Along entrances and pedestrian walkways lighting fixtures should minimize glare and address light trespass.
 - 2. Minimize Impact:** When adjoining a residential district, lighting shall be designed so as not to create a nuisance for residents of adjacent properties. The maximum illumination at the edge of the property line adjacent to a residential zoning district shall be ½ foot candles.

- I. Signs**
 - 1. Free Standing Signs:** One free standing sign shall be permitted per lot. The sign area shall not exceed fifty square feet (32 sq./ft.) No free standing sign shall exceed six feet (6 ft.) in height. Monument signs are required.
 - 2. Sign Construction:** Signage shall be designed and constructed as to match the primary structure in building materials and design.
 - 3. Banners:** Permanent banners shall be prohibited; temporary banners may be displayed in conformance with the City's Zoning Ordinance.
 - 4. Motion Signs:** Signs with flashing lights and moving messages are prohibited. Changing text such as date, time and temperature, price of gas or similar items shall be permitted.

- D. Building Design Standards:** Buildings in the Old Town Overlay shall be designed in a manner that is sympathetic with the historic residential architectural vocabulary of the area. While these standards are not intended to replicate the vernacular, there are intended to provide basic guidance as the basic patterning of the sites and buildings.
 - 1. Exterior Building Materials:** The predominate building material shall be either standard brick or concrete composite siding (or materials similar in appearance and durability). Stucco, synthetic stucco, and vinyl siding may be used as secondary materials however they may not cover more than 20% of the surface area of any one elevation visible from a public street. Building elevations not visible from a public street are exempt from this requirement.
 - 2. Roof Pitch:** Pitched roofs shall be required. The main roof forms shall be a minimum of 4:12 (rise over run) unless a specific historic precedent dictates otherwise as approved by the Zoning Administrator.
 - 3. Roof Materials:** Pitched roofs shall be clad in wood shingles, standing seam metal, corrugated metal, slate, or asphalt shingles.

- 4. Front Porches and Stoops:** Primary entries shall be designed to incorporate a front porch or raised stoop. Any ADA-required ramps shall be designed as integral element of the building and shall not encroach into the front yard unless no feasible alternative exists (for existing buildings only).

7-12 (D)(4) USE PROVISIONS

- A. Prohibited Uses:** The following uses will be prohibited from the Old Town Overlay District.

Concrete & Asphalt Products Plant	Sexually oriented businesses
Dairy products, wholesale & processing	Shooting Ranges, outdoors
Flea Markets	Storage, above ground flammable liquids for distribution
Foundries	Tattoo and Body Piercing
Junkyards	Trailer Rentals
Outdoor Storage	Trucking Terminal
Radio-control, model race-car track	Manufactured Home Sales
Recycling processing Facility	RV Sales

Section 7-12 (E): SD-O SURRETT DRIVE OVERLAY

7-12 (D)(1) PURPOSE

The Surrett Drive Overlay District is established to improve the overall aesthetics of the Surrett Drive corridor.

7-12 (D)(2) APPLICABILITY

- A.** The Surrett Drive Overlay District shall apply to all properties and portions of properties within 400 feet of the centerline of Surrett Drive. These requirements shall be in addition to any requirements of the Gateway Overlay District.
- B. Building Maintenance:** Maintenance, repair, or remodeling of existing buildings shall be exempt as long as no new floor space or parking space is added.
- C. Expansions**
- Minor Expansions - Twenty-five percent (25%) or less: Building additions, parking lot expansions or other redevelopment that creates additional building floor area or parking spaces not exceeding twenty-five percent (25%) of the floor area or parking spaces existing on the site on the effective date of this Ordinance shall be exempt from the provisions of this section, except no expansion allowed under this subsection may occur within a required setback area. There shall be only one such exemption.
 - Major Expansions - More than twenty-five percent (25%): Building additions, parking lot expansions or other redevelopment that creates additional building floor area or parking spaces exceeding twenty-five percent (25%) of the floor area or parking spaces existing on the site on the effective date of this Ordinance shall comply with the provisions of the Surrett Drive Overlay District

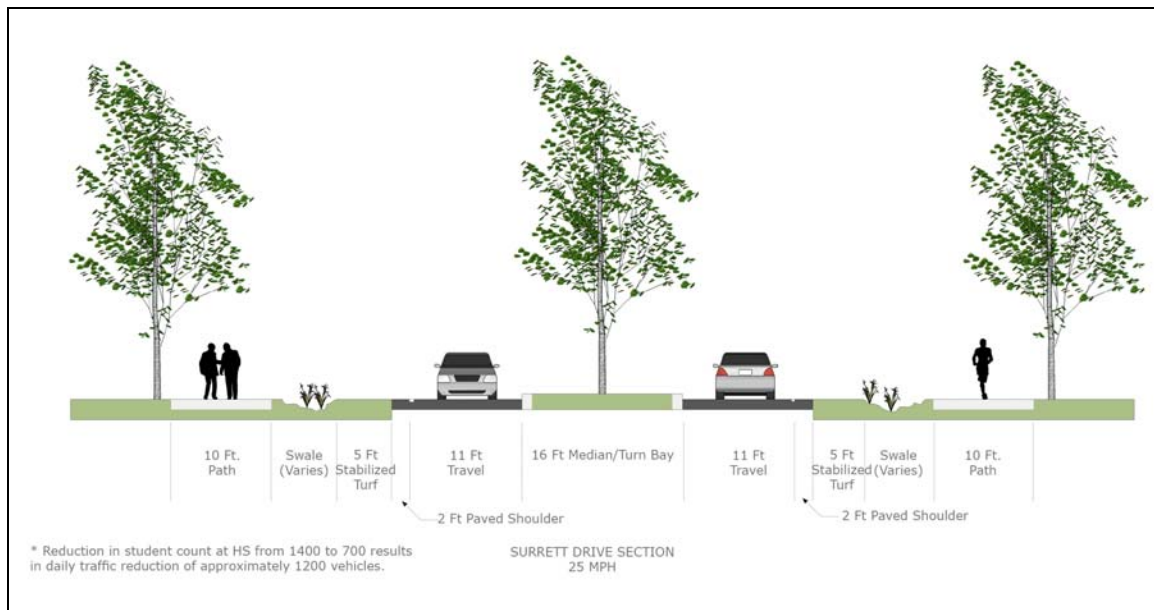
D. Appeal: The City’s Zoning Administrator shall be authorized to waive compliance with certain provisions of Section 3 or to require alternative development standards should s/he find that strict compliance is not possible, provided that such findings and resolutions demonstrate adherence to the intent of the Ordinance. Appeal of the Zoning Administrator’s decision shall be made to the (City Council) Board of Adjustment.

7-12 (D)(3) STANDARDS FOR DEVELOPMENT

All development within the Surratt Drive Overlay District shall be subject to the site development and use standards of the underlying zoning district, in addition to the following:

- A. Thoroughfare Right-of-Way Reservation:** 60 feet from the centerline
- B. Minimum Building Setbacks:** 15 ft from future right-of-way
- C. Streetscape Improvement Requirements:** The following improvements shall be made to the street frontage for each applicable development:

Segment	Median	Multi-Use Path	Curb	Planting Strip	Street Trees
Entire Length	16 ft (pro-rata share to be escrowed by City)	Yes, 10 feet each side (asphalt or concrete as specified by the City)	No. 2 ft paved shoulder.	Swale or Bioswale – Width varies	Canopy Tree Plantings every 90 ft on average outside of the right-of-way



7-14 Permitted Uses in Zoning Districts: Within each zoning district, land, building and structures shall only be used and buildings and structures shall only be erected which are intended to be used for the uses listed in the Table of Permitted Uses, Table 7-13. In the appropriate columns of the Table, uses permitted by right in the various districts are indicated with an "X;" uses requiring a Special Use Permit are indicated by and "S;" uses permitted by right in the Old Town Overlay Zone are indicated with an "OT;" and uses requiring a Manufactured Home Overlay Zone are indicated with an "O."

	RA	R-40	R-20	R-12	MF-R	RM-S	RM-U	O-I	CS	VC	HC	M-1	M-2
Secondary Dwelling Unit-See Note 1							X			X			
Accessory Uses – See Note 1	X	X	X	X	S	S	X	X	X	X	X	X	X
Adult Uses (see Sexually Oriented Businesses)												S	
Agricultural Uses – Field Crops	X	X	X					X	X		X	X	X
Agricultural Uses – Livestock, see note 12	X												
Amusements, indoor commercial (e.g. bowling alleys, skating rinks, pool halls, video arcades)									X		X	X	X
Apparel & accessory sales									X	X	X	X	X
Apartments					S	S	S			X			
Art Galleries							OT	X	X	X	X		
Athletic fields, recreational use buildings, playgrounds, swim and racquet clubs (non-profit)	S	S	S	S	S	S	X			X			S
Auction sales, permanent facility												X	X
Automobile body shops (includes screened storage of wrecked vehicles - See Note 2)												X	X
Automobile car wash, drive through, (Accessory Use)									S		S	X	X
Automobile parts sales, (no open storage)									X			X	X
Automobile parking lots, (stand alone public/private)								X	X			X	X
Automobile repair service, See Note 2												X	X
Automobile sales, and rental (new & used)												X	X
Banks & Savings & Loans								X	X	X	X	X	X

	RA	R-40	R-20	R-12	MF-R	RM-S	RM-U	O-I	CS	VC	HC	M-1	M-2
Barber & Beauty Shops/Salons							S/OT	X	X	X	X	X	X
Bed Breakfast/Tourist Home	S	S	S				X	X	X	X	X		
Boats, Recreational Vehicles (sales & service)												S	S
Bottling Plants												X	X
Builders Supply Sales, See Note 3									X			X	X
Cabinet Making												X	X
Cemeteries, Mausoleum	S	S					S			S			
Chemical Manufacturing												X	
Churches, religious congregations & their customary accessory uses excl. cemeteries	S	S	S	S			S		S	X			
Clinics, medical, dental, professional								X	X	X	X		X
Clubs & lodges, (non-profit)	S	S					X		X	X			X
Community centers, public/private non-profit, for assembly & recreation	S	S	S	S	S	S	X			X			S
Concrete & asphalt products plant												X	
Condominiums					S	S	S			X			
Convenience Store with gas pump									S		S	X	X
Day care facility, adult	S	S			S	S	S			S			
Day care facility, child and pre-School	S	S			S	S	S	S	S	S	S		
Day care, in-home 5 or fewer	X	X	X	X			X			X			
Dairy products, wholesale & processing												X	X
Doctors, Dentists Offices							OT	X	X	X			
Drive-in window services (banks, laundries, restaurants, pharmacies, etc.) where use is permitted in district								X	X		X	X	X
Dry cleaning & laundry (retail)									X	X	X	X	X
Exterminating services									X			X	X
Fairs, amusements, carnivals, rides, ferris wheels, etc., temporary	S	S							S	S		S	S

	RA	R-40	R-20	R-12	MF-R	RM-S	RM-U	O-I	CS	VC	HC	M-1	M-2
Family Care Homes – See note 13	X	X	X	X		X	X			X			
Farm machinery sales/service									X			X	X
Farm supplies sales, (feed, seed, fertilizer, etc.)									X			X	X
Fire, sheriff & emergency services	S	S	S	S		S	S	S	X	X	X	X	X
Flea markets, (indoors)									X			X	
Florists/Gift shops							OT	X	X	X	X		
Foundries, metal												X	
Funeral Homes							S	X	X	X	X		
Furniture refinishing												X	X
Golf, miniature									X		X		
Golf Courses	S	S	S	S									
Governmental Offices							X	X	X	X	X		
Grading and Utility Contractor												X	X
Grocery Stores									X	X	X	X	X
Group Homes	S	S			S	S	S	S		S			
Hardware, paint & garden supplies, See Note 3									X	X		X	X
Health Club/Spa								X	X	X	X	X	X
Hobby and Craft Stores									X	X	X		
Home furnishing & appliance sales									X	X	X	X	X
Home and Garden Supply Retailer, over 25,000 sq. ft.											S	S	S
Home occupations – See Note 4	X	X	X	X			X						
Hotels & Motels									X	X	X		
Industrial Equipment sales/service												X	X
Junkyards												S	
Kennels, commercial with Outdoor Runs	S												S
Laboratory, medical & dental								X	X			X	X
Laboratory, research									X			X	X
Laundry or dry cleaning									X	X	X		
Lawn and Garden supplies, See Note 3									X	X		X	X
Library, public							X	X	X	X	X		
Live-Work Units							X			X			
Locksmith, gunsmith									X	X	X		

	RA	R-40	R-20	R-12	MF-R	RM-S	RM-U	O-I	CS	VC	HC	M-1	M-2
Machine shop, welding shop												X	X
Manufactured Home Park – See Note 5						S							
Manufactured Home on Individual Lot (Class A only), See Section 7-11B.						O							
Manufactured Home Class A, See Section 7-11B						O							
Manufactured Home Class B, See Note 6						S							
Manufactured Home Subdivision, See Section 7-11B						O							
Manufactured home, travel trailer camper, boat, recreational vehicles sales, etc.												S	S
Manufactured structures temporary, See Note 7								X	X		X	X	X
Manufacturing, apparel, soft goods, textiles												X	X
Manufacturing, brick, tile/cement												X	
Manufacturing, furniture and upholstery												X	X
Manufacturing, machine tools												X	
Manufacturing, fertilizers, metal plating, milling (feed, flour, etc.), paper goods, etc.												X	
Manufacturing, sawmills												X	
Mini warehouse, Storage Buildings					S	S					X	X	X
Monument, cut stone manufacture & sales												X	
Nursery & plant cultivation sales, See Note 3									X	X		X	X
Nursing & rest homes	S	S			S	S	S						
Office supply sales									X	X	X		
Outdoor storage yards, See Note 3									X		X	X	X
Pharmacy & drug store								X	X	X	X		
Photographic Studio							S	X	X	X	X	X	X

	RA	R-40	R-20	R-12	MF-R	RM-S	RM-U	O-I	CS	VC	HC	M-1	M-2
Sheet metal fabrication												X	X
Shooting Range, Outdoor	S												
Sign, (manufacturing)									X			X	X
Storage, above ground flammable liquids for distribution												S	S
Studios, for artist, dancers, gymnastics, martial arts, designers, musicians, photographers							S/ OT	X	X	X	X		
Swimming Pool, as Accessory use – See Note 11	X	X	X	X	S	S	X		X	X			
Tailor Shop							X	X	X	X	X		
Tattoo and body piercing												X	
Taxidermy									X				
Telecommunications Towers	S											S	S
Temporary offices, (mobile structures for use during construction), See Note 8							X	X	X		X	X	X
Theatre, indoor									X	X	X		
Tire recapping												X	
Townhouse Developments					S	S	X			X			
Trailer rentals (semi-tractor-trailers)												X	
Trucking terminal												X	
Urgent Care Clinic								X	X	X	X		
Veterinary clinic with Outdoor Run	S												S
Veterinary Clinic, No Outdoor Run								X	X	X	X		X

7-15 Development Standards for Particular Uses-Notes to the Table of Permitted Uses

1. **Accessory Dwelling Unit:** Accessory dwelling units within single-family houses or on single-family lots shall be encouraged and designed to meet housing needs.
 - a. The accessory dwelling unit shall be subordinate to the primary living quarters.
 - b. Not more than one accessory dwelling unit is permitted per lot.
 - c. Any accessory dwelling unit shall be located in the rear yard of a single family use lot subject to the requirements of this Section.
5. Accessory dwelling units may be created as a second story within detached garages provided that the height of the secondary dwelling unit and/or garage does not exceed the height of the principal structure on the lot. There shall be a two story height maximum.

6. The accessory dwelling unit may not be larger than fifty percent of the gross floor area of the principal structure. The minimum habitable area of the secondary dwelling shall not be less than 300 square feet. Maximum building footprint for a secondary dwelling unit shall be 750 square feet.
 7. No additional parking spaces are required for the accessory dwelling unit provided the number of spaces for the principal structure (per Chapter 10) is satisfied.
 8. Accessory dwelling units shall be architecturally compatible to the principal building (e.g. pitch of roof, wall or trim materials, architecture style, window details).
 9. The property owner(s) on which the accessory dwelling unit is to be located shall occupy at least one of the dwelling units on the premises.
 10. Home occupations may be conducted in an accessory dwelling unit.
6. **Live-Work Unit:** Construction shall meet requirements of the International Residential Code, and the following:
- a. Non-residential use areas shall meet accessibility requirements of the North Carolina Accessibility Code (including site access and parking).
 - b. The maximum total size of Live-Work unit is 3000 square feet and three stories in height.
 - c. The work area shall occupy 50% or less of the total unit.
 - d. The same tenant shall occupy the work area and living area.
 - e. Permitted Uses within live-work buildings include all uses permitted in the CS District.

Table 12-4 AREA, YARD & HEIGHT REQUIREMENTS

District	Minimum Lot Size, (Sq. ft.)	Min. Lot Width at Bldg. Line (ft.)	Min. Front Yard Setback (ft.)	Min. Side Yard Setback (ft.)	Min. Rear Yard Setback (ft.)	Max Height (ft.)
<u>RA Residential Agricultural</u> Single Family Two Family	2.5 acres	100 100	40 40	10 ^(a) 10 ^(a)	25 ^{(e)(g)} 25 ^{(e)(g)}	35 35
<u>R-40 Residential</u> Single-Family Two-Family	40,000 50,000	100 100	40 40	10 ^(a) 10 ^(a)	25 ^{(e)(g)} 25 ^{(e)(g)}	35 35
<u>R-20 Residential</u> Single-Family	20,000	80	30	10 ^(a)	25 ^{(e)(g)}	35
<u>R-12 Residential (3 units/acre)</u> Single-Family	12,000	75	35	10 ^(a)	25 ^{(e)(g)}	35
<u>Multi-Family Residential</u> Two Family Multi-Family (Special Use) Apartments, Condominiums Townhouses, PUDs	20,000 12,000+ 3,000 for each unit over 2	75 N/A	25 ^(d) 25 ^(d)	8 ^(a) 8 ^(a)	20 ^{(e)(g)} 20 ^{(e)(g)}	35 35 (not to exceed 2 stories)
<u>RM-S Mixed Residential-Suburban</u> Single Family Two Family(1) Multi Family (Special use)(1) (1)development shall not exceed 25% of entire development	12,000 (not to exceed 3 units per acre) 20,000 12,000+ 3,000 for each unit over 2	80 80 N/A	30 30 ^(d) 30 ^(d)	10 ^(a) 10 ^(a) 10 ^(a)	25(e)(g) 25(e)(g) 25(e)(g)	35 35 35 (not to exceed 2 stories)
<u>RM-U Mixed Residential-Urban</u> All Residential Uses	N/A 8 Units/Acre 15 Units/Acres	N/A	10	6 between buildings	25	35

	(As a CD per 7-13)					
<u>Office & Institutional</u> Commercial/Professional Office	N/A	75	25 ^(d)	8 ^(a)	20 ^{(e)(g)}	50
<u>CS Business</u>	N/A	50	30 ^{(b)(d)}	5 ^(a)	20 ^{(e)(g)}	35
<u>VC Village Center</u>	N/A	N/A	0 minimum 6 maximum	0 with parti-wall, 10 ft required between buildings if detached	25 ft from residentially zoned districts, otherwise 0 ft	50
<u>HC Business</u>	N/A	50	15 ^{(b)(d)}	5 ^(h)	20 ^{(e)(g)}	50
<u>M-1 Manufacturing</u>	N/A.	(f)	50 ^{(c)(d)}	20	20	50
<u>M-2 Manufacturing</u>	N/A	(f)	50 ^{(c)(d)}	15 ^(a)	20	50